

Parish:	Feltwell	
Proposal:	Construction of Meeting Hall	
Location:	Edmund De Moundeford School The Beck Feltwell Thetford	
Applicant:	Sir Edmund Moundeford Charity	
Case No:	19/00774/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 24 June 2019 Extension of Time Expiry Date: 6 December 2019

Reason for Referral to Planning Committee – Objection received from Sport England

Neighbourhood Plan: No

Case Summary

The application site (0.29ha of playing field land) lies within the built extent of the village of Feltwell. It is situated to the south of Munsons Lane and bounded by the school playing field to the south and east of the site, and residential development to the north and west.

The application seeks full permission for the construction of a meeting hall with associated access, parking area and hardstanding playspace for use by Feltwell Playgroup, Feltwell Women's Institute and Sir Edmund de Moundeford Charity Trust. The scheme shows a singular vehicular access point off Munsons Lane.

The site lies within the development boundary for Feltwell, which is categorised as a Key Rural Service Centre in the adopted Local Plan.

Key Issues

- Principle of Development
- Loss of Open Space
- Community Facilities
- Form and Character
- Neighbour Amenity
- Highways / Access
- Archaeology
- Other material considerations

Recommendation Resolve to **APPROVE** subject to consultation with the Secretary of State.

THE APPLICATION

The application site (0.29ha of playing field land) lies within the built extent of the village of Feltwell. It is situated to the south of Munsons Lane and bounded by the school playing field to the south and east of the site, and residential development to the north and west.

The application seeks full permission for the construction of a meeting hall with associated access, parking area and hardstanding playspace for use by Feltwell Playgroup, Feltwell Women's Institute and Sir Edmund de Moundeford Charity Trust. The scheme shows a singular vehicular access point off Munsons Lane.

The proposed site layout would be in a linear form along Munsons Lane with an area of parking to the west of the proposed hall. The main entrance to the building would be adjacent to the parking area, on the west elevation of the building. The proposed building has an eaves height of 2.8m and an overhanging roof providing additional storage areas within the building. The proposed ridge height is 6m, and the footprint of the building is approximately 24m by 17m in total. The building itself is proposed to have stained timber with black profiled roof sheets and black window and door frames. The brick type is to be agreed and this is addressed via a planning condition. The east elevation of the building would be significantly glazed to allow overlooking onto the playground.

The site lies within the development boundary for Feltwell, which is categorised as a Key Rural Service Centre in the adopted Local Plan.

SUPPORTING CASE

The application would be entirely funded and maintained, by the Sir Edmund de Moundeford Charity Trust. The Trust is for the benefit of parishioners of Feltwell and immediate surrounding villages and association with the Sir Edmund de Moundeford School is well documented. Over the years the Trust has invested in various new equipment and facilities. The submitted planning application seeks to re-locate the existing meeting room facility in The Beck to the current application site. Said facility provides a place to meet for Feltwell Playgroup and Feltwell Womens Institute. The new facility seeks to do no more than provide a new location for what exists.

The most frequent user of the existing and new facility is and will continue to be Feltwell Playgroup. The playgroup currently has 23 children on the register, providing pre-school education from 9.00a.m to 3.00pm, five days a week, during school term time. This entails the attendance of 5 volunteer "staff", between the hours of 8.00a.m. to 5.00p.m. The proposed meeting hall will also serve The Womens Institute, of which there are currently 16 members and meet on a monthly basis (generally on a Tuesday evening). Feltwell W.I. occasionally meet other W.I. groups, in which case it is likely that more than 16 ladies will be in attendance, on average around 3 times per annum. It is also intended that the proposed meeting hall will provide a meeting place or the Trust itself, who meet on a monthly basis, and it is hoped that other smaller groups may wish to take advantage of the new facility. However, the over-riding policies of the Trust remain - any provision of "assistance" should be for the benefit of those in need and to improve the well-being and education of the young people of the village of Feltwell and immediate surrounding villages. Put simply, the use of the proposed new meeting hall for "weddings" and "private parties" could be seen as being contrary to the Trusts prescribed intentions, and is not to the benefit of the Parish.

Additionally, in real terms, the entire building will be designed and fitted out to suit the needs of The W. I. and Feltwell Playgroup, a scenario which would not easily be changed to suit a

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"wedding" or "private party". It is extremely un-likely that the proposed building will be used for "events" or "functions". However, it is acknowledged that we cannot completely rule out such an outcome. The W. I. and Feltwell Playgroup may want to hold fund-raising events, as may any other group/organisation who have direct links with Feltwell.

Moving on to matters relating to Highways. The amended proposed plans include 24+1 parking spaces as requested, although for the vast majority of the time only five or six cars will be parked.

In terms of the Sport England objection, there are no existing games pitches on the land, and no proposed pitches. There are no other groups which make use of the land in terms of sports training and/or sporting events. In short, the land is not used for any sport and/or leisure use, and the application does not propose such use.

The proposed use of the meeting hall is as described within the submitted documents - there are no specifically proposed sport uses. In terms of meeting Sport England policy and NPPF Para 97:

Exception E1 – Not applicable, as there is no current and up to date assessment of playing field provision in KLWNBC.

Exception E2 – Not applicable, as the proposed development is not ancillary to the existing use as a playing field.

Exception E3 – Not applicable, as the development results in the loss of part of the site which forms an integral part of the playing field.

Exception E4 – Not applicable, as no replacement playing field provision is being put forward to replace the playing fields to be lost.

Exception E5 – Not applicable, as the development does not relate to new indoor or outdoor sports facilities.

In summary:

1. The application site is NOT playing field
2. The proposal will not result on the loss of what has previously been identified as playing field/pitches associated with the school.
3. The School will maintain a very "generous" amount of outdoor space, along with their sports pitches.
4. On balance, the potential construction of a new purpose designed and built building for pre-school children, together with associated outdoor space must surely be considered to be favourable, when the said construction does not result on the loss of any playing field.

(Taken from correspondence received from agent)

PLANNING HISTORY

2/95/0804/F: Application Permitted: 14/07/95 (Delegated) - Library extension to school - Edmund De Moundeford School

05/00962/CM: Application Permitted: 09/06/05 - Removal of windows, doors and panelling to hall north elevation. Removal of windows at high level to south elevation. Infill openings with cavity facing brickwork and associated works - Edmund De Moundesford VC Primary School

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION subject to specific conditions.

Feltwell Parish Council feels that the applicant has addressed its concerns regarding the planning application to construct a Meeting Hall at Edmund de Moundeford School and now has no objection to this application providing the following conditions are adhered to:-

1. The hall is not used for private functions, i.e. weddings, where noise/music levels are unacceptable to neighbouring properties
2. Construction only takes place during social hours, i.e. 7.30 am - 6.00 pm, and only during the week, i.e. no weekends.
3. Construction vehicles must park on the school playing field and not on the highway.

Local Highway Authority: NO OBJECTION subject to conditions.

The applicant has now provided a revised plan which indicates a provision for the pedestrian link, parking to accord with the adopted standards and a wider access to allow for two cars to pass. The application site would therefore accord with the adopted standards and as a result it would be difficult to substantiate an objection to the application on highway grounds subject to recommended conditions being attached. The recommended conditions include:

- the provision of the site access to be an appropriate standard;
- visibility splays;
- parking and turning to be provided as approved;
- on-site parking for construction workers.

CSNN: NO OBJECTION subject to conditions.

We have some concerns over this proposal, but these are not sufficient enough to warrant an objection. Having noted the agent letter dated 23 May in which he suggests that conditions can be imposed, we concede that this would be best to address our concerns and mitigate against any impact on the residential amenity of villagers. Therefore, we request the conditions and informatives are attached to any approval issued to cover the following issues:

- Lighting
- Noise protection
- Hours of use
- Entrance doors
- Storage of recycling, refuse and waste materials
- Music
- Site construction hours

Historic Environment Service: NO OBJECTION subject to conditions.

The proposed development site lies adjacent to parts of a probable Roman villa complex excavated in the 1960s. It is probable that this complex extends into the present development area. A bathhouse, elements of an underfloor heating system and burials were discovered. Consequently there is potential that heritage assets with archaeological interest (buried archaeological remains, possibly including Roman structures and human burials) will be present at the site and that their significance will be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 199. We suggest that specified conditions are attached to the consent.

A brief for the archaeological work can be obtained from Norfolk County Council Historic Environment Service. We advise that the trial trenching is carried out at an early stage in the preparation of the reserved matters details so that the results can be fully considered in the design process.

Natural England: No comments.

Sport England: OBJECTION.

Sport England wishes to OBJECT to this application, as it will result in the permanent loss of playing field. Sport England reserves the right to object to any subsequent planning application if we do not consider that it accords with our playing fields policy or para 97 of NPPF.

Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

REPRESENTATIONS

29 letters of representation have been received, **15 objections** to the scheme and **14 supporting** it. The issues raised can be summarised as:

- Air and noise pollution from car emissions for adjacent neighbours and school children using their field.
- What is the relationship between the building proposed and the school?
- Is the nursery planning to expand their child places? Consideration should be given to whether building will meet future needs.
- Consideration should be given to street lighting for safety of users and neighbouring dwellings.
- Concerned that car park will be inadequate and result in on-street parking.
- Junction from Lodge Road, to Old Methwold Road and then to Munsons Lane is unsafe and cannot cope with an increase in traffic movements.
- Proposal likely to increase speed of vehicles between destinations.
- Increased traffic cause noise and disturbance for residents of Munsons Lane.
- There are alternative existing meeting rooms/ halls which could be utilised. Investment should be made into these rather than building a new facility.
- Such a large building is not needed for the proposed user groups.
- Restrictions to the use of the building for private hire for 'events' due to noise and disturbance issues on local residents.
- Should not lose any of the school playing field to development.
- Improvements could be made to the existing access arrangements to alleviate current traffic issues.
- The construction vehicles will cause noise and disruption.
- Queries to the siting of the Planning Notice.
- The improved facilities for the nursery will offer a far better learning environment for the children.
- The new facilities will be an asset for the nursery and the village.

- The new location will be safer for the parents and children at the nursery, and enable green outdoor space for the children
- Most children who attend the nursery live within the village, and it is the intention to hold events at other local venues as has previously been the case.
- The playgroup hours of operation are reasonable and traffic will only be increased within 20 mins, twice a day.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 - Transport

CS13 - Community and Culture

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

Principle of Development

The site lies within the development boundary for the settlement of Feltwell. Feltwell is designated as a Key Rural Service Centre in the adopted Core Strategy (2011, Policy CS02) due to the fact that the village serves the wider rural community, providing a range of facilities. This categorisation means that the village has a defined development boundary in the Site Allocations and Development Management Policies Plan 2016 (SADMPP). Policy DM2 'Development Boundaries'(from SADMPP) states that development will be permitted within the development boundaries of settlements shown on the Policies Map provided it is in accordance with the other policies in the Local Plan.

Policy CS13 of the Core Strategy (2011) recognises the importance of community facilities and services, and supports proposals for these. Therefore in general terms the scheme proposed is acceptable in terms of the principle of development.

Loss of Open Space

The application site is on an area of land which is currently laid to grass, within the grounds of the school. Sport England has objected to the application as it is their view that the site constitutes playing field, or land last used as playing field.

Sport England considers proposals affecting playing fields in light of the National Planning Policy Framework (NPPF) (in particular Para. 97) and against its own playing fields policy, which states:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field
- unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.

Sport England Policy Exceptions include:

- E1 - A robust and up to date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.
- E2 - The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
- E3 - The proposed development affects only land incapable of forming part of a playing pitch and does not:
 - reduce the size of any playing pitch;
 - result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
 - reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
 - result in the loss of other sporting provision or ancillary facilities on the site; or
 - prejudice the use of any remaining areas of playing field on the site.
- E4 - The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:
 - of equivalent or better quality, and
 - of equivalent or greater quantity, and
 - in a suitable location, and
 - subject to equivalent or better accessibility and management arrangements.
- E5 - The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

Assessment against Sport England Policy-

This application relates to the proposed construction of a meeting hall on the playing field at a primary school which would result in the loss of 0.277 hectares (2770m²) of open space. The school playing field/ open space overall covers an area of approximately 1.8 hectares. Sport England refer to evidence from bing.com clearly showing sports pitches marked on the

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playing fields as recently as 2018. Their assessment states it is clear that the proposal is contrary to Sport England's playing fields policy and Para 97 of the NPPF, as it does not meet any of the exceptions set out in the above policy. Sport England therefore wishes to OBJECT to this application, as it will result in the permanent loss of reserves.

The applicant however states that the application site is not formally a playing field, as has been stated from the very start of this application process. The application site is owned by the Edmund de Mundford Charitable Trust (the applicants) who own and control a strip of land, approx. 23m wide, running adjacent to Munsons Lane, throughout the length of the equivalent west to east boundaries of the schools curtilage, and the trust allows the Edmund de Mundford Primary school to use the land, free of charge. Whilst the application site might appear to be part of the school, this is not the case. The applicant argues that the proposal will not result in the loss of what has previously been identified as playing field/pitches associated with the school. The school will maintain a very "generous" amount of outdoor space, along with their sports pitches.

In terms of the loss of open space, the development clearly does result in a loss of open space in the locality. The proposal fails to meet the exceptions criteria of the Sport England policy. However this loss should be considered against the benefits of the proposed development.

Given the role of Sport England, should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's objection then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit. Therefore should Members support the application a resolution to approve should be made, subject to the consideration of the application by the Secretary of State / National Planning Casework Unit.

Community Facilities

While Sport England objections are noted, consideration should also be given to the wider benefits of the scheme to the local community. The applicant clarifies that the development would not encroach on land owned by the school or that currently utilised as playing pitches. It would be creating a new purpose built building for the pre-school and also a meeting place for the Womens Institute and the Trust itself, replacing an existing building in poor condition. The development will be of benefit the local community, and surrounding villages.

Form and Character

The proposed site layout would be in a linear form along Munsons Lane with an area of parking to the west of the proposed hall. The main entrance to the building would be adjacent to the parking area, on the west elevation of the building. The proposed building has an eaves height of 2.8m and an overhanging roof providing additional storage areas within the building. The proposed ridge height is 6m, and the footprint of the building is approximately 24m by 17m in total. The building itself is proposed to have stained timber with black profiled roof sheets and black window and door frames. The brick type is to be agreed and this is addressed via a planning condition. The east elevation of the building would be significantly glazed to allow overlooking onto the playground. The size and style of the building reflects its proposed use and does sit comfortably within the site. The design is considered to be appropriate. It is recommended that a condition is attached to the consent requiring the colour of the timber staining to be agreed.

Neighbour Amenity

The proposed building itself would not result in a loss of privacy or a loss of light for neighbouring dwellings as there is sufficient separation between. However a number of issues have been raised by objectors to the scheme, and these centre around the impact of the scheme on neighbour amenity. Concerns are raised about the increase in traffic and the noise, disturbance and air pollution as a result of the proposed use and the parking area. Neighbours have also raised concerns about the use of the venue, hours of operation, lighting provision and noise and disturbance during the construction phase.

The CSNN officer has considered these points carefully and requested that conditions are attached to the planning consent to address these concerns. Specifically to include conditions requiring additional information on lighting and noise protection measures to be submitted; restrictions to the hours of use; volume levels of music; entrance door opening; and site construction hours (which do slightly differ to those suggested by the Parish Council). Also a Construction Parking Management Plan is requested via condition.

In response to the neighbour objections the agent suggested a condition was attached restricting the use of the hall to the specific community groups, preventing the use of the hall for private hire/ events. The Parish Council favoured a similar approach seeking conditions to limit the use of the hall preventing private hire.

However, the National Planning Policy Framework (Feb 2019) states in paragraph 5 that planning conditions should meet the six tests; which includes that they are necessary and reasonable. The Government in Planning Practice Guidance sets out in the 'Use of planning conditions' (last updated July 2019) that a condition usually runs with the land, rather than limiting it to a particular person/ group of people.

In this circumstance, if the hall was restricted to use by the three groups only (Feltwell Playgroup, Feltwell W.I. and the Trust) one of these groups could hold a fundraising event in the hall outside of their usual business. Providing all the other conditions were adhered to such as times, music levels, doors closed etc. this would be acceptable. However the condition would restrict a similar event being held by an alternative group of people, and such a condition is therefore considered to be unreasonable and unnecessary in terms of the 'tests' referred to above. If the principle of the use is acceptable, with the relevant safeguarding measures in place, then planning consent should not be restricted to only a particular group of people.

In summary, it is considered that the use of conditions will alleviate many of the neighbour amenity issues raised, and therefore the potential impact is not sufficiently detrimental to warrant refusal of the application. The proposal therefore complies with the NPPF and Policy DM15 (SADMPP).

Highways/ Access

Neighbour objections have raised concerns regarding the junction at Lodge Road, to Old Methwold Road and then to Munsons Lane stating that it is already a dangerous junction which will be made worse by the increase in traffic. However, the Local Highway Authority has not raised objections to the scheme on this basis.

As referred to earlier there are also objections made regarding parking, including comments that the number of parking spaces provided is inadequate and would result in on-street parking. However, during the application process the number of off-street spaces has been increased in line with Norfolk County Council parking standards. The Local Highway Authority is satisfied with the parking arrangements proposed. In terms of construction traffic,

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a condition is attached requesting a Construction Traffic Management Plan is submitted and agreed, which would ensure an appropriate arrangement for parking during the construction phase. This condition responds to the Parish Council comments.

Archaeology

The Historic Environment Service raises the issue of the proximity of the site to parts of a probable Roman villa complex, and therefore the likelihood that there may be archaeological remains within the application site. They suggested that trial trenching was carried out prior to the determination of the application, to enable amendments to the scheme if there are any such remains. However following discussions with the applicant, it is their preference that the archaeological investigation works are attached to the planning consent as a condition, requiring this information prior to commencement of development on site. The Historic Environment Service agreed that this was acceptable and provided a revised response to the application accordingly and planning conditions are attached. As such the proposal would comply with the NPPF and Policy CS12 of the Core Strategy.

Any other material considerations

- A representation queries the need for the hall and whether there are alternative suitable buildings which could be utilised for this purpose. The applicant has explained the benefits for a purpose built building for the Playgroup which will enable this to operate more effectively and retain the existing linkages to the school. The scale of development has been proposed based on the needs of the user groups, which is considered acceptable. There is not a requirement for the applicant to prove there is a need for the development.
- Natural England had no comments on the application.

CONCLUSION

The principle of the proposed development is in line with the adopted Local Plan, specifically Policies CS02 and DM2. The design and scale of the scheme is also considered to be appropriate in the locality.

However, there is an outstanding objection from Sport England to the loss of an area of open space. In consideration of this loss the development would result in the creation of a new purpose built community facility for the preschool, WI, Trust etc which would have wider benefits to the village. There would still be sufficient remaining open space for the school and the proposed development would not result in the loss of a playing pitch. Also the land in question is privately owned and could be removed from school use at any time. Therefore on balance it is recommended that the benefits of the development outweigh the loss of this area of green space.

There are a number of comments from nearby residents, and the Parish Council raise similar concerns, about the impact of the development on neighbour amenity. These concerns have been considered and a number of conditions are attached to the planning consent to alleviate these impacts. It is with these in place it is recommended that the scheme is acceptable. The Local Highway Authority does not raise objections to the scheme, both the access and parking and turning provision is acceptable, and the Historic Environment are satisfied that their concerns can be addressed via condition.

In conclusion it is recommended that the scheme is in line with the NPPF and Policies CS01, CS02, CS03, CS08, CS11 and CS12 of the adopted Core Strategy (2011) and Policies DM2, DM1 AND DM 17 of the adopted SADMPP (2016).

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RECOMMENDATION:

Resolve to **APPROVE** subject to consultation with the Secretary of State and the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos 1518.1 and 1518.3 received on 28 May 2019 and 1518.2 received on 30 April 2019).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to installation of any external lighting, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, their location including spacing and height, the orientation/angle of the luminaries, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained and retained as agreed.
- 3 Reason: In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
- 4 Condition: No development above foundation level shall take place on site until a scheme to protect the local residents from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the development is brought into use.
- 4 Reason: To ensure that the amenities of future occupants are safeguarded in accordance with the NPPF.
- 5 Condition: The premises shall only be used between the hours of 0800 and 2130 Monday to Friday, 0900 to 2200 on Saturdays and 1000 to 1600 on Sundays, Bank or Public Holidays unless otherwise approved in writing by the Local Planning Authority.
- 5 Reason: In order that the Local Planning Authority may retain control over the development in the interests of the amenities of the locality in accordance with the NPPF.
- 6 Condition: The entrance doors shall be self-closing to minimise the emission of noise from the premises. Doors shall not be fixed open when the premises is in use for functions/events or music performances.
- 6 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 7 Condition: The use hereby permitted shall not commence until a detailed scheme for all air ventilation systems has been submitted to and approved in writing by the Local

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Planning Authority. The scheme shall specify the noise/power levels of the equipment and provide details of anti-vibration mounts. The scheme shall be implemented as approved prior to the commencement of the use and thereafter maintained as such.

- 7 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 8 Condition: No amplified live music shall be played inside or outside the premises and any pre-recorded music should only be played as background level music and remain unamplified.
- 8 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 9 Condition: Construction or development work on site, along with collections of waste products, and deliveries of material and equipment, shall only be carried out between the hours of 0800 and 1800 weekdays, and 0900-1300 on Saturdays, with no work allowed on Sundays and Bank/Public Holidays.
- 9 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 10 Condition: Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- 10 Reason: To ensure adequate off-street parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with the construction period of the development.
- 11 Condition: Prior to the first use of the development hereby permitted the vehicular and pedestrian / cyclist access / crossing over the verge / footway shall be constructed in accordance with the highways specification TRAD 1 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 11 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.
- 12 Condition: Prior to the first use of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.3 metres above the level of the adjacent highway carriageway.
- 12 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 13 Condition: Prior to the first use of the development hereby permitted the proposed access / on-site car and cycle parking / turning / waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

- 13 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 14 Condition: Notwithstanding the approved plans, prior to the first use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained in perpetuity.
- 14 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 15 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials to be used in the construction of the external surfaces of the building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 15 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 16 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 16 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 17 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 17.
- 17 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 18 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 17 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 18 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.